

**From:** Zarina Hackney  
**Sent:** Tuesday, October 11, 2016 3:35 PM  
**To:** Ramona Hedges  
**Cc:** Airlin Singewald  
**Subject:** Fw: Adelaide/Willow Creek vacation rental proposed ordinance

Hi Ramona,

Would you add the correspondence below to LRP2015-00017 for 10/13/16 PC?

Thank you,

Zarina Hackney ~ Planner  
(805) 781-5029  
San Luis Obispo County  
Information & Situs Addressing



<http://www.sloplanning.org/PermitView/TextSearch>

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**From:** Jennifer Tesoriero <[jentesoriero@hotmail.com](mailto:jentesoriero@hotmail.com)>  
**Sent:** Friday, September 23, 2016 10:54 AM  
**To:** Airlin Singewald; Zarina Hackney  
**Subject:** Re: Adelaide/Willow Creek vacation rental proposed ordinance

Airlin and Zarina,

Thank you for providing me with the public review draft. In reading through it, I don't see that much has changed from the original ordinance proposal. Can you outline what steps were taken to evaluate the feedback received from area residents, vacation rental owners, proponents/opponents?

I will be candid in saying that I inquire from a vacation rental owner's perspective, as we have a second home in the effected area. Since obtaining our vacation rental license from the County, we have tried hard and have been successful at adhering to all rules and regulations set forth by the County for vacation rentals. I am unaware of any complaints about guests at our home. However, I am aware that this ordinance revision is a result of complaints about a few properties that operate as vacation rentals, but are truly running event venues.

This is further evidenced by the new regulations set forth in the draft review document, as most of them target the prevention of large events.....ie number of people on site, noise, parking, lighting, etc. None of these restrictions and frankly, logical assertions are a problem for me, because our historical home is not intended for use as an event venue. But rather a place for respectful guests to come and enjoy beautiful west side Paso Robles. What does

effect my rental operation and ability to afford our slice of heaven on the west side, is the limitation of tenancies to four per month.

It will be difficult for us to continue to maintain our historical home and property to its high standards without a certain required rental income per month. Prior to the purchase of our home in 2013, the property was a bank-owned eyesore sadly left abandoned by a local family. Since purchasing the property, known as the Old Summit Schoolhouse, we've taken great care in restoring and modernizing this historical gem. During this time, we've come to know most of our neighbors and several locals who actually attended or had family attend school there. We've been welcomed, applauded and appreciated for our efforts, both with the restoration and with the vacation rental operation. All of the surrounding residents know how to get in touch with us and we have yet to receive any complaints.

I feel our scenario, being law-abiding and neighbor-respecting with regards to running a vacation rental, rings true with the majority of owners. My husband and I plan to retire in the Paso Robles area and take great care in being a good neighbor to all around us. We had no intentions of making money from our rental operation and we don't. Just happy to break even and maintain the property as if we lived there ourselves. Guest and neighbor feedback indicates that we have achieved that goal.

If there is anything further I can provide to make a case for striking the maximum tenancy-per-month clause, please let me know.

Thank you for your consideration and I hope to hear back on what the public review process included.

Sincerely,  
Jennifer Tesoriero

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**From:** Airlin Singewald <[asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us)>  
**Sent:** Friday, September 23, 2016 8:33 AM  
**To:** Jennifer Tesoriero; Zarina Hackney  
**Subject:** Re: Adelaide/Willow Creek vacation rental proposed ordinance

Hi Jennifer,

The staff report will be available about one week before the hearing at the following webpage. If you have trouble accessing the staff report, please let me know.

In the meanwhile, you can review the attached public review draft of the ordinance. We'd be happy to talk with you about how the draft ordinance would affect your property.

<http://www.slocounty.ca.gov/planning/meetings.htm?>

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## Meeting Calendar, Agendas and Video Streaming

[www.slocounty.ca.gov](http://www.slocounty.ca.gov)

Meetings are broadcast live on television (Channel 21). All meetings are broadcast live on this website (see below). Televised broadcasts are replayed periodically ...

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**From:** Jennifer Tesoriero <[jentesoriero@hotmail.com](mailto:jentesoriero@hotmail.com)>  
**Sent:** Thursday, September 22, 2016 6:57:37 PM  
**To:** Airlin Singewald  
**Subject:** Adelaide/Willow Creek vacation rental proposed ordinance

Hi Airlin-

Please send me a copy of the staff report relating to this issue. I am an existing vacation rental owner in the subject area and would like further specifics on what will be discussed at the hearing.

Thanks for your help.

Sincerely,  
Jennifer Tesoriero

Holly Sletteland  
4849 See Ranch Lane  
Templeton, CA 93465  
October 9, 2016

San Luis Obispo County Planning Commission  
County Government Center  
San Luis Obispo, CA 93408

Subject: Vacation Rental Ordinance for the Adelaida area

Dear Planning Commissioners,

I am writing to urge you to support the Vacation Rental Ordinance for the Adelaida Area. Unfortunately, I did not become aware of the ordinance until after the August 31<sup>st</sup> deadline for comments had already passed. It does seem a little odd that there is no outreach to property owners, such as myself, that will be directly affected by this ordinance. We live near the southern boundary of the Adelaida area as defined by the ordinance.

As the purpose of the ordinance correctly states, "The Adelaida/Willow Creek Area is an agricultural and rural residential area with limited infrastructure, narrow roadways, challenged fire service, and topography that magnifies noise and light issues. There is also a concentration of wineries, bed and breakfast inns, lodging, and events in the area. Tailored residential vacation rental standards are necessary to address these unique neighborhood compatibility and community character issues." The boom in vacation rentals in the area has introduced a host of problems for neighboring residences including noise, lights, traffic, parking, accidents, pets, litter, fires and more. The ordinance is an important first step in easing some of these concerns.

However, I don't think the ordinance goes far enough in terms of restricting events. I served on the County's Agricultural Tourism and Direct Marketing Work Group a number of years ago in hopes of reining in events in this area, but the group was unable to come to an agreement. The County has failed to implement any meaningful restrictions since that time. There are far too many event venues in the Adelaide area already without encouraging more. Virtually every vineyard and winery host multiple events every year and there are dozens of them located in or adjacent to this area (Reference <https://www.google.com/maps/d/viewer?mid=1t7k5bzA2WqcuNwwhfNWpohTAMqU>). It is bad enough that vacation rentals can host temporary events, let alone host larger events such as weddings, fundraisers, etc. after obtaining a Minor Use Permit. This provision simply aggravates an already untenable situation.

Again, I urge you to approve the ordinance with revisions barring the allowance for vacation rentals to host events.

Sincerely,

A handwritten signature in blue ink, appearing to read "Holly Sletteland". The signature is fluid and cursive, with the first name "Holly" being more prominent than the last name "Sletteland".

**From:** Airlin Singewald  
**Sent:** Wednesday, October 12, 2016 8:13 AM  
**To:** Zarina Hackney; Ramona Hedges  
**Subject:** Fw: Comment on Vacation Rentals in the Adelaida/Willow Creek area LRP2015-00017

Ramona - additional correspondence received

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**From:** Martin Croad <[martincroad@gmail.com](mailto:martincroad@gmail.com)>  
**Sent:** Tuesday, October 11, 2016 11:08 PM  
**To:** Airlin Singewald  
**Subject:** Comment on Vacation Rentals in the Adelaida/Willow Creek area LRP2015-00017

Comment on Vacation Rentals in the Adelaida/Willow Creek area LRP2015-00017  
Planning Commissions Oct 13th meeting

***Restricting the location of vacation rentals to properties at least 1,500 feet from existing vacation rentals is too restrictive.***

This area has large acreage properties and neighboring houses are often miles apart. .This can unfairly prevent an owner from complying with this ordinance. One example would be a large property across the road has an existing vacation rental on that property which could be over a mile away or more. This would not be uncommon.

I believe that **because of the large size of the properties, this standard should be removed.**

Thank you

Martin Croad

**From:** Kathy Bonelli <kathy@pasoroblesvacationrentals.com>  
**Sent:** Wednesday, October 12, 2016 10:51 AM  
**To:** Ramona Hedges  
**Subject:** Please make sure planning commissioners receive this regarding willow creek ordinance

Re: Willow Creek Adelaide proposed ordinance

I am very concerned about several items in the proposed vacation rental ordinance being discussed tomorrow.

I have been managing my own and up to 90 vacation rentals in the Paso Robles Wine region over the last 11 years. .

None of my homes host events or allow events.

They are legally permitted by the County and report and pay Transient Occupancy tax and the Tourism and Marketing fee assessed by the County monthly.

I agree with the County that some regulations need to be spelled out throughout the county. In my view this proposed bill is a failed attempt at addressing the issues.

I do understand the motivation of neighbors in Adelaide that are actively pushing this proposal. They are broadly targeting vacation rentals however, the actual issue they want to address is events & property overuse.

There is a way to write laws and permits to take care of all parties concerned with more thought.

Please follow me and consider the fact that there are two kinds of permits that need to be created:

**Short term vacation rental permit** - Applicant submit floor plan with permit application showing bedrooms and permit for max occupancy of that house. (no other use allowed) If code enforcement finds groups larger than allowed .....citation and action can be taken. All advertising on listing sites should be required to have their permit number added. (much like contractors lic #) This will give county compliance easier way to track and identify problem listings and cross reference payment of tot.

**Event House Permit** - This could be another short term vacation rental permit issued to homes that ask to accommodate occupants that want to have more guests to use grounds or home amenities (aka barns). Parking plan and facilities should be noted on application.

This permit should be given with additional requirements necessary to be compatible to good neighbors, safety, noise and county event ordinances –

*FYI Reference:* check/google - Willow Creek Barn on website listing as vacation rental - When you look at ads everything is about barn venue. Their county issued license say Willow Creek Barn.....

They would not be a vacation rental. Event House or Event venue is the kind of license they would need to apply for. \_Violations would be citated. Code enforcement could shut down if it was appropriate rules.

### **Rentals to limited to 4 parties per month.**

This rule is so limiting considering most guests rent homes for the weekends. 2 night minimum is standard. I do not see any way possible for the County to enforce or check on this requirement. If it is not enforceable please do not include it.

This will not stop your event concerns.

If you hire anyone to check calendars online it will be impossible to see how many are separate party bookings. A calendar is blacked out for days home is not available. How will county distinguish between owner use, paid guests and maintenance holds?

### **Density**

The rule of 1500 feet from perimeter of property blocks another rental from being allowed.

Does that mean Justin Vineyards or Halter Ranch - **large land owners with their multiple parcels can control the use of individual property owners rights** with ¼ mile of all their property lines?

Currently as noted on map. .... There are bed & breakfasts, wineries, vacation rentals & Inns that are on parcels side by side. The 1500 foot rule is over a quarter of a mile from all sides. If one exist on Vineyard drive on one side of the street nothing can happen for a ¼ mile across the street?

Density is already there. There are wineries operating vacation rental homes or guest houses that think they are permitted under the commercial licenses they got for the winery/tasting room approval.

You do not have a current list of all operating lodging in area at this time. Please let's get a complete picture of the area before finalizing an ordinance.

[https://mail.google.com/mail/u/0/?ui=2&ik=49d439e515&view=fimg&th=157b9ae7fedc91c1&attid=0.1&disp=inline&realattid=f\\_iu74ajmo0&safe=1&attbid=ANGjdJ8cFcO74Au4acZWd67qQSLHdAeZY11QiU6s9yblkaXlCJshDruPgCQdOA0k-BkBGmrWmnstp8uat9hEhgX68OgoOvb-8X6VDCcIMb-9SspGY3M5L62DcTYBGLM&ats=1476291386058&rm=157b9ae7fedc91c1&zw&sz=w1034-h615](https://mail.google.com/mail/u/0/?ui=2&ik=49d439e515&view=fimg&th=157b9ae7fedc91c1&attid=0.1&disp=inline&realattid=f_iu74ajmo0&safe=1&attbid=ANGjdJ8cFcO74Au4acZWd67qQSLHdAeZY11QiU6s9yblkaXlCJshDruPgCQdOA0k-BkBGmrWmnstp8uat9hEhgX68OgoOvb-8X6VDCcIMb-9SspGY3M5L62DcTYBGLM&ats=1476291386058&rm=157b9ae7fedc91c1&zw&sz=w1034-h615)

***I have lived long enough to know that once law is passed it is almost impossible to repeal or modify!***

Please I urge you to table this and take it back for further redesign so it can be the best for all parties, and count as a whole.

It would be easy to make people compliant with simple regulations and rules. Foolish untrackable legislation will just encourage disregard and illegal operations.

I am in hospital with a very ill brother that I might not be able to return to San Luis Obispo for meeting.

I appreciate your consideration

Kathy Bonelli

805-712-5530 personal cell



***Kathy Bonelli***  
[805-423-9174](tel:805-423-9174) (reservations)  
[805-586-2564](tel:805-586-2564) (fax)



**From:** Airlin Singewald  
**Sent:** Wednesday, October 12, 2016 1:26 PM  
**To:** Ramona Hedges; Zarina Hackney  
**Subject:** Fw: Support for Vacation Rental Ordinance-Amendment to Title 22

Additional correspondence

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**From:** F L Stone <[tutorman@hotmail.com](mailto:tutorman@hotmail.com)>  
**Sent:** Wednesday, October 12, 2016 11:58 AM  
**To:** Airlin Singewald  
**Subject:** Support for Vacation Rental Ordinance-Amendment to Title 22

Vacation rentals are a relatively new land use phenomenon and constitute a commercial venture in areas primarily zoned rural, agricultural or residential. In that the primary land use in the Adelaida has historically been rural/agriculture, allowing unregulated commercial activities, including vacation rentals, in agricultural areas effectively rezones those areas and jeopardizes established land use traditions. It is incumbent on the legislative authorities of SLO County to protect the tradition of agriculture in the Adelaida: ranching, farming and growing. Implementing common sense regulations on commercial activities protect personal property rights, rights that allow one to enjoy simple rural traditions and rights that allow one to pursue agriculture. Without common sense limits on commercial activity in Agricultural areas, such as those afforded by the Amendment to Title 22, those traditions are in danger.

Larry Stone  
Willow Creek Preservation Group